



# City Manager's Office

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## MEMORANDUM

**DATE:** 2/3/2023

**TO:** Mayor and City Council

**THROUGH:** Doug Thornley, City Manager  
Jackie Bryant, Assistant City Manager

Approved Electronically

**FROM:** John Flansberg, Regional Infrastructure Administrator  
Trina Magoon, Director of Utility Services

**SUBJECT:** Status of Sewer Allocation for Reno Stead Water Reclamation Facility

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This memorandum is provided as a regular update on the status of available sewer capacity and projects pending approval to be served by the Reno Stead Water Reclamation Facility ("RSWRF"). **Two projects have been added to the allocation list since the December 13, 2022 memorandum.** These two projects only used nominal sewer capacity (356 gallons and 97 gallons respectively).

Council provided direction at the June 1, 2022 meeting to increase the amount of the flow shave capacity by 100,000 gallons for a total of 225,000 gallons\* of the 500,000-gallon flow shave capacity available. The remaining sewer allocation available at this time for development is 31,528 gallons or 191 equivalent residential units (ERU's) and using the new average of 165 gallons per ERU vs 175 gallons per ERU that was used previously. The RSWRF detailed worksheet is attached to show sewer allocations made beginning in January 2021.

Per the presentation at the January 25, 2023 City Council meeting, staff will bring an agenda item to Council in the near future requesting an increase to the sewer allocation program utilizing additional sewer capacity from the flow shave project.

\* Council direction 9/11/2019 (75,000 gallons); 11/4/2020 (50,000 gallons); 6/1/2022 (100,000 gallons).

Attachments: Reno Stead Water Reclamation Facility Sewer Allocation Worksheet

RENO STEAD WATER RECLAMATION FACILITY STATISTICS		FLOW (GAL/DAY)	Plant Capacity
1	Total Capacity of Reno-Stead Water Treatment Facility		2,000,000
	Average daily max. month flow from last 12 months (2020)	1,780,000	

UNREALIZED PERMITTED FLOW APPROVED 2018		FLOW (GAL/DAY)
2	Single Family	44,100
	Multi Family	-
	Commercial/Industrial	-
	Total	44,100

		175		GAL/DAY	Flow (GAL/DAY)					
3	ALLOCATION LIST BEGINNING January 1, 2021	Sewer Will Serve Issue Date	Connection Fees Paid Date	Single Family Units	Multi Family Units	Commercial	Industrial	Flow (GAL/DAY)	Capacity Reserved Through Sewer Will Serve	Remaining Capacity
	BLD21-06221E - Commercial Remodel & Addition (APN 090-040-30)	1/7/2021	1/7/2021			97		97	144,066	75,934
	BLD21-04987E - O'Brien Middle School (APN 550-020-05)	4/6/2021	4/6/2021			3687		3,687	147,753	72,247
	FNL21-00010 - North Valley Estates Unit 3 Phase 2 (APN 568-211-08)	6/2/2021		40				7,000	154,753	65,247
	FNL19-00012 Silver Dollar Estates Area 4 Phase 1 (Withdrawn)			-57				(9,975)	144,778	75,222
	FNL21-00013 - Silver Dollar Estates Area 4 (APN 086-030-64)	6/30/2021		99				17,325	162,103	57,897
	FNL21-00020 - Legacy Village Townhomes Unit 1 (APN 552-261-11)	8/27/2021		168				29,400	191,503	28,497
	BLD20-01210E - Red Rock Mega Storage Phase 1	9/15/2021				49		49	191,552	28,448
	FNL21-00014 - Vista Enclave Phase 2 (APN 554-371-01)	10/20/2021	4/4/2022	55				9,625	201,177	18,823
	BLD21-08355E - Sage Point 7 (APN 568-100-15)	3/17/2022	2/8/2022			804		804	201,981	18,019
	BLD21-11958E - New C-Store for 7-Eleven (APN 552-261-10)	4/6/2022	4/6/2022			655		655	202,636	17,364
	FNL22-00012 - Military 8 (APN 552-250-07)	5/2/2022		60				10,500	213,136	6,864
	BLD22-04214E - Mt Limbo Industrial Center Shell Bldg (APN 086-130-02)	5/3/2022	5/3/2022				175	175	213,311	6,689
	Flow Shave From RSWRF to TMWRF (Council June 1, 2022 Item D.1)	6/1/2022				-100000		(100,000)	113,311	106,689
	FNL22-00010 - Arroyo Crossing Phase 1 (APN 086-421-12)	6/1/2022		123				21,525	134,836	85,164
	BLD22-08520 - Gamestop TI (APN 568-100-15)	5/31/2022	5/31/2022			1523		1,523	136,359	83,641
	BLD23-02678 - KGP TI (APN 086-130-02)	10/25/2022	10/25/2022			259		259	136,618	83,382
	BLD23-01554E - McDonald's Remodel (APN 090-150-08)	11/3/2022				33		33	136,651	83,349
	LDC22-00036 - Copper Mesa Multi-Family Total 290 Units (APN 087-350-31)	12/19/2022	12/2/2022		290	618		51,368	188,019	31,981
	BLD23-03026E - Living Stones Church TI (APN 087-710-10)	12/27/2022	12/23/2022			356		356	188,375	31,625
	BLD23-05725E - Ice Age Meals Kitchen Remodel (APN 086-149-06)	1/17/2023	1/17/2023			97		97	188,472	31,528
	Totals			1500	767	-208365				

		175		GAL/DAY	Flow (GAL/DAY)					
4	PROJECTS IN PLAN REVIEW	Sewer Will Serve Application Date	Weighted Fixtures	Single Family Units	Multi Family Units	Commercial	Industrial	Flow (GAL/DAY)		
	BLD23-00653E - Moya Shell (APN 090-030-26)	7/27/2022				175		175		
	BLD23-03325E - North Valleys Shell Bldg (APN 082-092-33)	9/28/2022				175		175		
	BLD23-03870E - Uhaul of Silver Lake (APN 087-350-24)	11/7/2022	34.5			279		279		
	FNL23-00007 - Arroyo Crossing Phase 2 (APN 550-650-03)	12/7/2022		142				24,850		
	BLD23-05584E - North Virginia Phase 2 Spec TI (APN 082-101-04)	12/8/2022	79			639		639		
	Totals			142	0	1268	0	26,118		

**5 PROJECTS INITIATED BUT NOT TO WILL SERVE**

- a. Remainder approved tentative maps single family  
 b. Remainder Multifamily Not Permitted  
 c. Special Use Permits Not Permitted  
 d. Site Plan Review Not Permitted

			175 GAL/DAY	800 GPD/ACRE			
	Units Approved	Units Recorded / Permitted or In Review	Single Family Units Remaining	Multi Family Units Remaining	Commercial	Industrial	FLOW (GAL/DAY)
LDC19-00004 (SUP) U-Haul Moving Storage at Silver Lake					2.1		1,680
LDC17-00039 The Lakes Sky Vista Apartments, Total 786 Units	768	488		280			49,000
LDC15-00085 - Silver Peak Apartments, Total 428 Units	428	352		76	6.6		18,580
LDC16-00073, North Valley Estates I, Total 45 SFR Units	45	43	2				350
LDC16-00074 North Valley Estates II Total 141 SFR Units	141	131	10				1,750
LDC16-00081 North Valley Estates III, Total 66 SFR Units	66	45	21				3,675
LDC16-00036 Regency Park II Total 204 SFR Units	204	202	2				350
LDC18-00015 Silver Dollar Estates Total 619 SFR Units	619	505	114				19,950
LDC18-00051 Vista Enclave Total 130 SFR Units	130	130	0				-
LDC06-00194 Stonefield Phase 4 Total 470 Units	470	310	160				28,000
LDC19-00030 North Virginia Street Industrial Flex Space	15	15	0			8.32	9,281
LDC18-00084 Logistcenter 395-Phase 2						38	30,400
LDC18-00056 Project Progress (APN 082-092-22)						4.5	3,600
SPR18-00003 Sierra Nevada Academy Carter School (APN 086-151-07)					3.6		2,880
LDC19-00034 - Makita USA						45.58	36,464
Silver Hills (APN 87-390-10, 87-390-13, 86-232-31, 86-203-05) - TMRPA Approved 02/13/20	1,874		1,874				327,950
SPR20-00009 Commonwealth Senior Housing (APN 086-390-21)	168		168				29,400
LDC21-00018 - Silver Dollar Estates Area 4 (APN 086-030-64)	99	99	0				-
LDC21-00003 - Military Road 7-11					1.73		1,050
LDC21-00011 Legacy Village (APN 552-261-09)	264	168	96				16,800
LDC21-00065 Military 8 (APN 552-250-07)	60	60	0				-
LDC21-00066 - Arroyo Crossing Total 265 SFR Units	265	265	0				-
LDC22-00036 - Copper Mesa Multi-Family Total 290 Units (APN 087-350-31)	290	290	0	0			-
LDC22-00066 - Ridge Park (APN 086-380-14)	80		80				14,000
Totals			2527	356	14.03	96.4	595,160

		175	GAL/DAY	800	GPD/ACRE		
6	FUTURE PROJECTS	Weighted Fixures	SFR Units	MF Units	Commercial Acres	Industrial Acres	FLOW (GAL/DAY)
	Evans Ranch		5,679				993,825
	Silver Star Ranch PUD		1,600				280,000
	Vista Hills PUD		338		11.00		67,950
	Prado Ranch PUD		176	529	4.20	203	196,560
	LDC19-00027 Sage Point #7					12.3	9,840
	LDC20-00005 - Grey Goose Self Storage	5.5			4.26		45
	LDC19-00038 - U-Haul and Storage of North Valleys				19.93		15,944
	Red Rock Retail BLDG (APN 087-710-10)				2.25		8,400
	Totals		7,793	529	42	215	1,572,564

**8 MASTER PLAN OR ZONING - NO UNITS IDENTIFIED**

Echeverria Peavine Master Plan Amendment  
 Echo Avenue Master Plan Amendment  
 4855 Echo Avenue Master Plan Amendment  
 Stead 240  
 Coyote Crossing  
 Echo Avenue  
 Stead/North Virginia Zone Map Amendment